

LOT 14
IN OR 2219/177
EGAN'S BLUFF #1 PB 5/93

ROBERTO FRANK THOMAS & CYNTHIA ANN
2166 LAKESIDE DRIVE SOUTH
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
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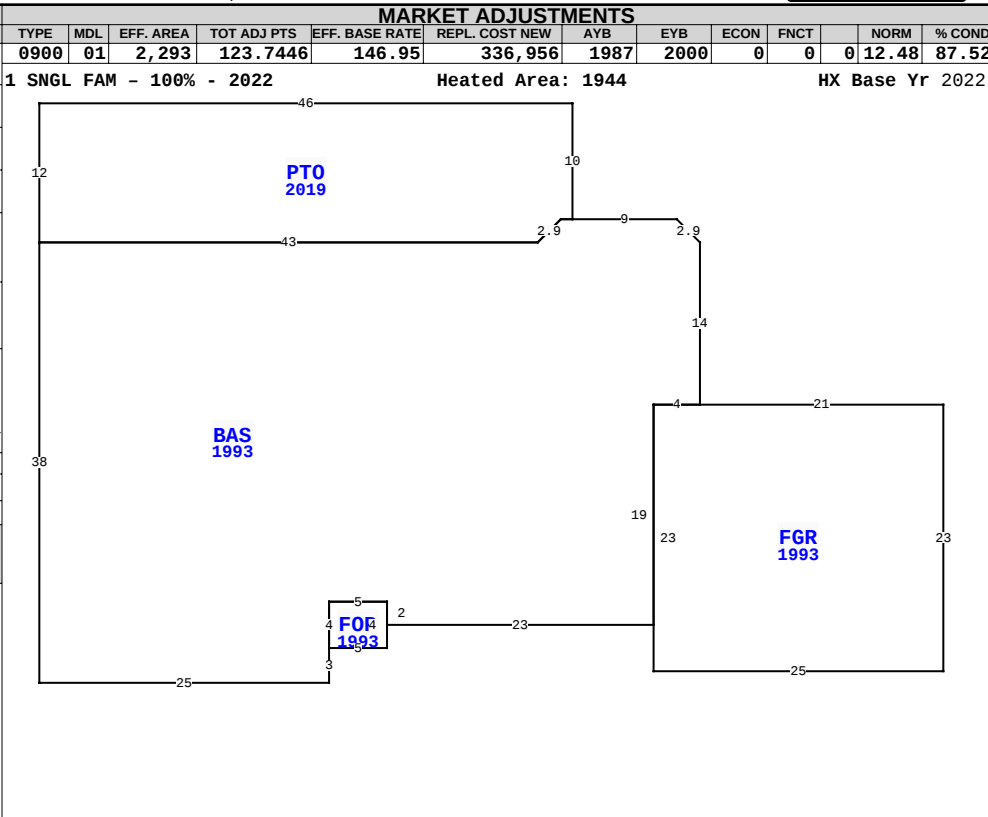
NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100	1,944	250,019
FGR	575	55	316	40,641
FOP	20	30	6	772
PTO	548	5	27	3,473

TOTALS	3,087		2,293	294,904
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	53	8	424.00	SF	6.50	6.50	
2	0812	CONCRETE C	0	100	0	0	1,942.00	SF	4.00	4.00	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0861	POOL GUNIT	0	100	25	16	400.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	437.00	SF	10.00	10.00	
8	0810	CONCRETE A	0	100	0	0	457.00	SF	6.50	6.50	
9	0911	SCRN RM A	0	100	0	0	1,014.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	LT	



TOTAL OB/XF											
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2166 S LAKESIDE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	294,904		
TOTAL MARKET OB/XF VALUE	35,955		
TOTAL LAND VALUE - MARKET	252,000		
TOTAL MARKET VALUE	582,859		
SOH/AGL Deduction	5,370		
ASSESSED VALUE	577,489		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	527,489		
TOTAL JUST VALUE	582,859		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	560,669		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902688	SCRNENCL	44,840	03/19/2019
4675	REMODEL	450	11/24/1988
2793	SWIM POOL	0	11/02/1987
4477	SWIM POOL	7,800	11/02/1987
BP 4028	N/A	113,155	04/16/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2219/0177	8/17/2018	WD	Q	I	01
GRANTOR: RODEFFER WILLIAM D JR					
GRANTEE: ROBERTO FRANK THOMA					
0522/0909	7/21/1987	WD	Q	I	
GRANTOR: ALMAND AMOS F JR					
GRANTEE: RODEFFER WM JR & JA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W21 BAS=[YR=1993] N14 L2 U2 W9 PTO=[YR=2019] N10 W46 S12 E43 U2 R2 E1\$ W1 D2 L2 W43 S38 E25 N3 FOP=[YR=1993] E5 N4 W5 S4\$ N4 E5 S2E23 N19 E4\$ W4 S23 E25 N23\$.											